

DALLAS COUNTY RATIO STUDY REPORT

September 15, 2014

COUNTY SUMMARY				
PROPERTY CLASSIFICATION	ASSESSED VALUE	PROPERTY CLASS RATIO	ESTIMATED MARKET VALUE	TOTAL COUNTY RATIO
REAL ESTATE (RESIDENTIAL)	24,777,110	20.29	122,138,963	
REAL ESTATE (COMMERCIAL)	11,733,040	20.39	57,548,754	
REAL ESTATE (VACANT)	16,461,110	20.13	81,794,335	
TOTAL REAL ESTATE	52,971,260		261,482,052	
REAL ESTATE AGRICULTURAL VALUE	8,447,270	20.00	42,236,350	
PERSONAL (AUTO/OTHER)	11,237,240	20.00	56,186,200	
BUSINESS PERSONAL	7,133,800	20.00	35,669,000	
GRAND TOTAL	79,789,570		395,573,602	20.17

OVERALL RATIO STUDY						
PROPERTY CLASSIFICATION		Count	Median Ratio	Lower Bound	Upper Bound	COD
REAL ESTATE	RESIDENTIAL IMPROVED	29	20.29	19.65	21.50	7.20
	COMMERCIAL IMPROVED	5	20.39	18.86	22.80	5.70
	VACANT LAND	4	20.13	10.00	24.00	19.60
AGRICULTURAL		101	20.00	20.00	20.00	0.80
PERSONAL (AUTO/OTHER)		30	20.00			
BUSINESS PERSONAL		25	20.00	20.00	20.00	0.00

RATIO STUDY BREAKDOWN BY MARKET AREA						
MARKET AREA	PROPERTY CLASSIFICATION	Count	Median Ratio	Lower Bound	Upper Bound	COD
120	RESIDENTIAL IMPROVED	29	20.29	19.65	21.50	7.20
	VACANT LAND	4	20.13	10.00	24.00	19.60
	RESIDENTIAL IMPROVED					
	VACANT LAND					
	RESIDENTIAL IMPROVED					
	VACANT LAND					
	RESIDENTIAL IMPROVED					
	VACANT LAND					
	RESIDENTIAL IMPROVED					
	VACANT LAND					
	RESIDENTIAL IMPROVED					
	VACANT LAND					

RATIO STUDY BREAKDOWN BY CITY										
RATIO STRATIFICATION	RESIDENTIAL IMPROVEMENTS		VACANT LAND		COMMERCIAL/IND IMPROVEMENTS		AGRICULTURAL		BUSINESS PERSONAL	
	COUNT	RATIO	COUNT	RATIO	COUNT	RATIO	COUNT	RATIO	COUNT	RATIO
CITY										
Fordyce	21	20.29	2	20.13	5	20.39	0		25	20.00
Rural	8	21.09	1	24.00	0		101	20.00	0	
Sparkman	0		1	10.00	0		0		0	

RATIO STUDY BREAKDOWN BY SCHOOL DISTRICT

RATIO STRATIFICATION	RESIDENTIAL IMPROVEMENTS		VACANT LAND		COMMERCIAL/IND IMPROVEMENTS		AGRICULTURAL		BUSINESS PERSONAL	
	COUNT	RATIO	COUNT	RATIO	COUNT	RATIO	COUNT	RATIO	COUNT	RATIO
SCHOOL DISTRICT										
Bearden	0		0		0		3	19.80	0	
Fordyce	25	20.053	2	20.13	5	20.388	25	20.00	25	20.00
Harmony Grove	2	23.679	2	17.00	0		36	20.00	0	
Malvern	2	20.132	0		0		37	20.00	0	

OTHER REAL ESTATE ANALYSIS

PROPERTY TYPE CODES	
Property Type	Count
AI Agri Improved	754
AV Agri Vacant	5,682
CI Commercial Improved	359
CV Commercial Vacant	117
EX Exempt	890
IV Industrial Vacant	1
MH Mobile Home Only	610
RC Reference Card	3,829
RI Residential Improved	2,564
RV Residential Vacant	2,744

DEED TYPE CODES	
Deed Type	Count
.WD	1
COMM	13
CORP	1
CORR D	2
EXEC	3
FD	7
LMTD	58
MTGD	1
QC	63
RD	227
REF	14
SPWD	183
TD	19
WD	417

VALIDATION CODES	
Validation Code	Count
AL	389
AS	26
CH	3
CS	39
CT	17
CV	1
DT	1
DV	1
ES	20
FD	8
FI	38
FS	1
GO	284
MH	21
MU	2
OF	6
OT	1
PP	2
RF	12
RL	57
UV	34
VS	46

Real Estate Neighborhoods & Market Areas

Residential Improved	# of total parcels	2,494
	# of sold parcels	286
	# of Neighborhoods	8
	Avg # of parcels per neighborhood	312
	Avg # of sales per neighborhood	36
	# of Market Areas	1
	Avg # of parcels per market area	2,494
	Avg # of sales per market area	286
Vacant Land	# of total parcels	2,702
	# of sold parcels	171
	# of Neighborhoods	11
	Avg # of parcels per neighborhood	246
	Avg # of sales per neighborhood	16
	# of Market Areas	1
	Avg # of parcels per market area	2,702
	Avg # of sales per market area	171
Commercial Improved	# of total parcels	320
	# of sold parcels	60
	# of Neighborhoods	4
	Avg # of parcels per neighborhood	80
	Avg # of sales per neighborhood	15
	# of Market Areas	1
	Avg # of parcels per market area	320
	Avg # of sales per market area	60

*Market Area counts and Neighborhood counts are based on distinct codes presented in the county data extract. These counts may not truly represent actual market areas and/or neighborhoods if the appraiser used combinations of these codes.

*Counts are based on data before statistical trimming takes place for the ratio study.

Sold vs. Unsold Analysis (Real Estate)						
		Parcel Count	Median % Change	Mean % Change	Significance Level	Comments
Residential Improved	Unsold	1,829	100.00%	100.19%	0.454	Pass - No meaningful difference found between sold and unsold parcel.
	Sold	25	100.00%	99.02%		
	Difference		0.00%	1.18%		
Commercial Improved	Unsold	230	99.16%	99.13%	0.285	Pass - No meaningful difference found between sold and unsold parcel.
	Sold	2	102.55%	102.55%		
	Difference		3.39%	3.42%		
Vacant Land	Unsold	1,114	100.00%	100.00%	0.000	Pass - Differences greater than 5% but less than 10% on Mean but within acceptable range on Median.
	Sold	4	100.00%	105.77%		
	Difference		0.00%	5.77%		

*Differences of 5% or more in value change between sold and unsold parcels that are significant at the 95% confidence level (significance level <= 5%) can indicate meaningful differences in the appraisal of sold and unsold parcels. Larger differences (e.g., 10% or more depending on number or sales and data distributions) indicate unacceptable differences.